

023.0

Map

0001

Block

0038.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,043,100 /

USE VALUE: 1,043,100 /

ASSESSED: 1,043,100 /

Total Card /

Total Parcel

1,043,100

1,043,100

1,043,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ADLER MONICA

Owner 2:

Owner 3:

Street 1: 53 AMSDEN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4498.000	594,500	4,600	444,000	1,043,100
Total Card	0.103	594,500	4,600	444,000	1,043,100
Total Parcel	0.103	594,500	4,600	444,000	1,043,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		408.05	/Parcel: 408.0

Legal Description

User Acct

14941

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

07/29/17

!1880!

PREVIOUS ASSESSMENT

Parcel ID

023.0-0001-0038.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	594,700	4600	4,498.	444,000	1,043,300	1,043,300	Year End Roll	12/18/2019
2019	104	FV	444,500	4600	4,498.	471,700	920,800	920,800	Year End Roll	1/3/2019
2018	104	FV	444,500	4600	4,498.	344,100	793,200	793,200	Year End Roll	12/20/2017
2017	104	FV	417,400	4600	4,498.	299,700	721,700	721,700	Year End Roll	1/3/2017
2016	104	FV	417,400	4600	4,498.	255,300	677,300	677,300	Year End	1/4/2016
2015	104	FV	372,900	4600	4,498.	249,700	627,200	627,200	Year End Roll	12/11/2014
2014	104	FV	372,900	4600	4,498.	205,300	582,800	582,800	Year End Roll	12/16/2013
2013	104	FV	387,700	4600	4,498.	195,300	587,600	587,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADLER MONICA/LE	54804-552		6/10/2010	Family	280,000	No	No		
GENATOSSIO ALAN	35789-40		6/28/2002		575,000	No	No		
GENATOSSIO ALAN	28106-110		1/26/1998	Family		1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
1/18/1999	85	Manual	7,500					COVER WINDOWS/SOFF

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
10/4/2002	MLS	HC	Helen Chinal
11/20/1999	Inspected	264	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4498		Sq. Ft.	Site		0	80.	1.23	1									443,953						444,000	

Total AC/HA: 0.10326

Total SF/SM: 4498

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 443,953

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

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